City of Waltham

Jeannette A. McCarthy
Mayor

CITY OF WALTHAM
CITY CLERK'S OFFICE
2017 NOV 22 A 10:00
RECORDED

November 22, 2017

TO: Waltham City Council
RE: Recommended Master Plan for Fernald Property (190 acres)

Dear Councillors:

The Fernald Reuse Committee, the City Council's Fernald Use Committee and the Mayor held numerous neighborhood and public meetings on Fernald, including several site views.

During the 1-1/2 years of Fernald Reuse Committee meetings, the Commonwealth hired a real estate firm (Jones Lang LaSalle) and a planning firm (Sasaki Associates) to look at the whole site and develop a plan. Various maps were developed with proposed uses for the site.

A full Feasibility Study was performed by the School Department's architect and its subcontractors on the 50 acre non-CPA portion of the site.

The Recreation Board and its current and former Recreation Directors held public meetings on potential open space and recreation uses/activities on Fernald.

Neighbors, citizens and groups have made numerous suggestions for reuse of the site.

Years ago, the City Council had a veterans group come into the City Council and do a presentation for veterans housing at Fernald. The City Council also suggested moving the City's Consolidated Public Works Department to Fernald and building a new municipal cemetery on the Fernald site.

The City Council made no decisions on the School Committee's requests for 50 acres; 75 usable acres; or the whole property; or on the Mayor's recommendation for 25 CPA acres and 25 non-CPA acres for school use.

On numerous occasions, I have asked the City Council to decide what uses they would like to see at Fernald and where they would like them on the site.

In July 2017, the City Council made two decisions regarding Fernald: restoration of the wetland, and establishment of the Western Greenway through the property.

The City Council approved the Mayor's funding requests for asbestos abatement and demolition of 20 non-contributing buildings. City Departments have installed guard rails along the front of the property and down Cherry Lane, the main entrance on Trapelo Road. Jersey barriers were also installed. Yet, the break-ins continue, even with police presence.

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Over the years, the City's Planning Department and IT Department prepared various site maps, including topography, wetlands areas, buildings, year built, etc.

Enclosed is a Site Map depicting 5 parcels - 1, 2A, 2B, 3A and 3B.

PARCEL 1

Pursuant to Massachusetts General Laws Chapter 40, Section 15A, I respectfully request:

The City Council transfer the care, custody and control of Parcel 1 to the City's Recreation Department for open space and recreation.

The City Council transfer the care, custody and control of the Cardinal Cottage, Baldwin Cottage and Trapelo Cottage to the Housing Division of the City's Planning Department for affordable housing.

The City Council transfer the care, custody and control of the Chapel to the City's Cemetery Commission and CPW Department for use in conjunction with a cemetery.

The City Council transfer the care, custody and control of the Marquadt Building to the City's Veterans Services Department for affordable housing for veterans.

The City Council transfer the care, custody and control of Howe Hall, the Administration Building and Hillside Building to the City's Recreation Department for community uses.

MISCELLANEOUS

I respectfully request the City Council support the demolition of the Greene, Shriver and Kelly Hall buildings.

I respectfully request that the City Council support the creation of a museum on Parcel 1, as Fernald is the oldest institution for the developmentally disabled in the Western Hemisphere.

Please enact zoning to allow for the use of the above said buildings for the purposes indicated.

PARCELS 2A and 2B

I respectfully request that the City Council support Requests for Information (RFIs) for Parcel 2A and 2B to see if there is any interest from the public in reuse of existing buildings and land.

PARCEL 3A

Pursuant to Massachusetts General Laws Chapter 40, Section 15A, I respectfully request:

The City Council transfer the care, custody and control of the West Building to the Waltham Historical Commission.

I respectfully request that the City Council support Requests for Information (RFIs) for Parcel 3A to see if there is any interest from the public in reuse of the existing buildings and land.

A Feasibility Study of this parcel was done by the School Department's architects and its contract vendors.

PARCEL 3B

Pursuant to Massachusetts General Laws Chapter 40, Section 15A, I respectfully request:

The City Council transfer the care, custody and control of Parcel 3B to the City's Consolidated Public Works Department and Cemetery Commission for public works and cemetery uses.

I respectfully request the City Council transfer shared care, custody and control of Howe Library to the City's Historical Commission and Library Trustees.

A Feasibility Study of this parcel was done by the School Department's architects and its contract vendors.

Please enact zoning to allow for the use of the above said building and land for the purposes indicated.

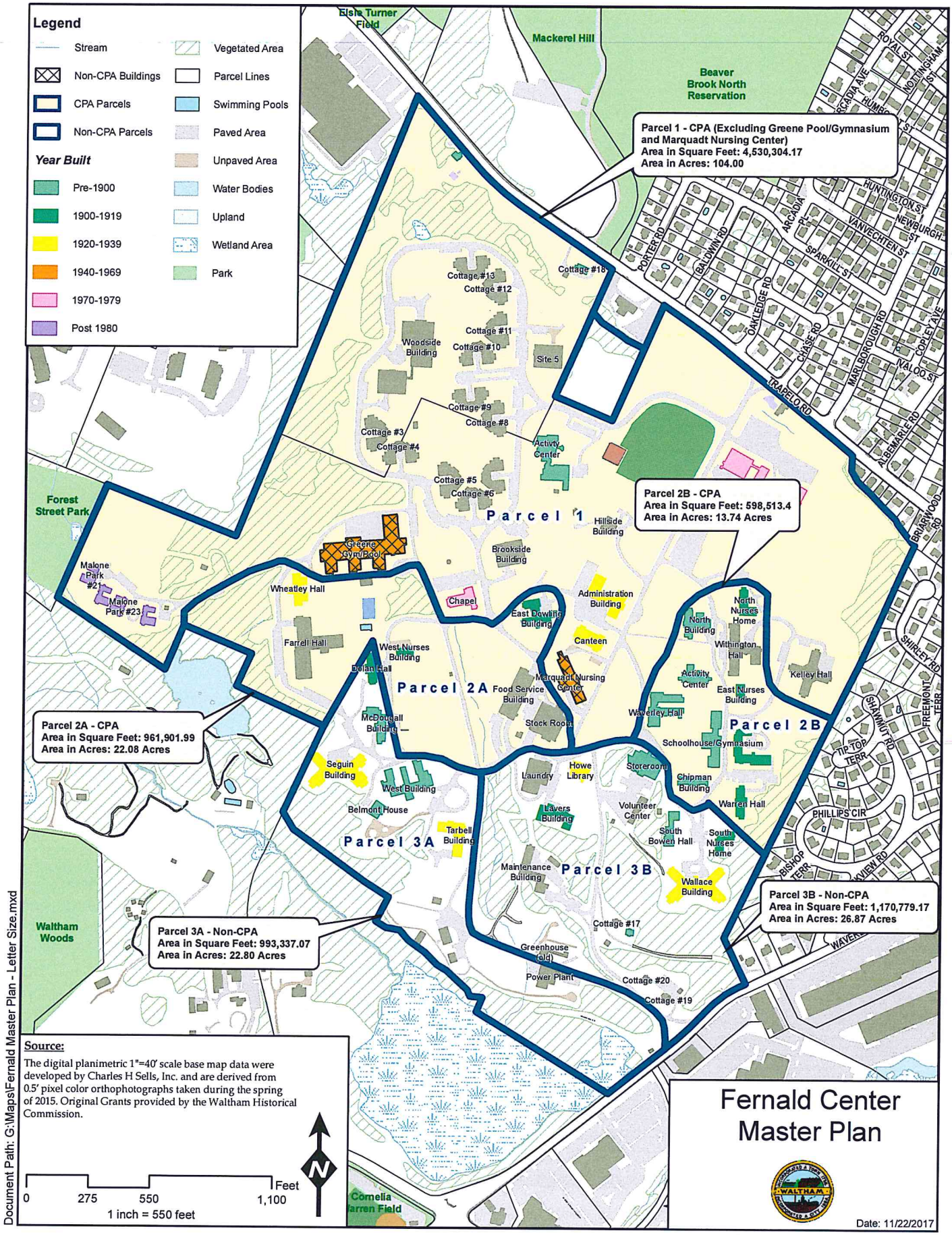
Each Department can then proceed with the customary procurement processes to complete the above projects.

As each area is completed, citizens will be able to enjoy the land and buildings.

The various City Departments are available to answer any questions you may have.

Sincerely,

Jeannette A. McCarthy
JAM/tbm
Encl.
cc: Recreation Director and Board
Planning Director and Housing Division
CPW Director and Cemetery Commission
Veterans Director
Waltham Historical Commission
Waltham Library Trustees


Legend
Stream
Non-CPA Buildings
CPA Parcels
Non-CPA Parcels
Year Built
Pre-1900
1900-1919
1920-1939
1940-1969
1970-1979
Post 1980
Vegetated Area
Parcel Lines
Swimming Pools
Paved Area
Unpaved Area
Water Bodies
Upland
Wetland Area
Park
Parcel 1 - CPA (Excluding Greene Pool/Gymnasium and Marquadt Nursing Center)
Area in Square Feet: 4,530,304.17
Area in Acres: 104.00
Parcel 2B - CPA
Area in Square Feet: 598,513.4
Area in Acres: 13.74 Acres
Parcel 2A - CPA
Area in Square Feet: 961,901.99
Area in Acres: 22.08 Acres
Parcel 3A - Non-CPA
Area in Square Feet: 993,337.07
Area in Acres: 22.80 Acres
Parcel 3B - Non-CPA
Area in Square Feet: 1,170,779.17
Area in Acres: 26.87 Acres
Parcel 1
Parcel 2A
Parcel 2B
Parcel 3A
Parcel 3B
Elsie Turner Field
Mackerel Hill
Beaver Brook North Reservation
Forest Street Park
Waltham Woods
Cornelia Warren Field
Cottage #13
Cottage #12
Cottage #18
Cottage #11
Cottage #10
Woodside Building
Site 5
Cottage #9
Cottage #8
Cottage #3
Cottage #4
Activity Center
Cottage #5
Cottage #6
Hillside Building
Brookside Building
Greene Gym/Pool
Malone Park #21
Malone Park #23
Wheatley Hall
Chapel
Administration Building
East Dowling Building
North Building
North Nurses Home
Canteen
Withington Hall
Farrell Hall
West Nurses Building
Dolan Hall
Marquadt Nursing Center
Food Service Building
Activity Center
East Nurses Building
Kelley Hall
McDougall Building
Stock Room
Waverley Hall
Schoolhouse/Gymnasium
Seguin Building
West Building
Belmont House
Howe Library
Laundry
Storeroom
Chipman Building
Warren Hall
Lavers Building
Volunteer Center
South Bowen Hall
South Nurses Home
Tarbell Building
Maintenance Building
Wallace Building
Cottage #17
Greenhouse (old)
Power Plant
Cottage #20
Cottage #19
ROYAL ST
NOTTINGHAM ST
ARCADIA AVE
HUNTINGTON ST
NEWBURGH ST
VANVECHTEN ST
SPARKILL ST
PORTER RD
BALDWIN RD
ARCADIA PL
OAKLEDGE RD
CHASE RD
MARLBOROUGH RD
COPLEY AVE
NALOO ST
TRAPELO RD
ALBEMARLE RD
BRIARWOOD RD
SHIRLEY RD
FREEMONT TERR
SHAWMUT RD
TIP TOP TERR
PHILLIPS CIR
BISHOP TERR
KUVEN RD
WAVERLY
Document Path: G:\Maps\Fernald Master Plan - Letter Size.mxd
Source:
The digital planimetric 1"=40' scale base map data were developed by Charles H Sells, Inc. and are derived from 0.5' pixel color orthophotographs taken during the spring of 2015. Original Grants provided by the Waltham Historical Commission.
N
0
275
550
1,100
Feet
1 inch = 550 feet
Fernald Center
Master Plan
WALTHAM
Date: 11/22/2017